WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,400.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2011

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

CAROL L. McARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 25

BILL GARRETT, Davidson County
Trans:T20110080572 DEEDWARR
Recvd: 12/20/11 14:06 2 pgs
Fees:13.00 Taxes:297.48
20111220-0099400

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Walker	New owner	133-08
(NAME)	(NAME)	(MAP)
86 Thompson Lane		8.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bettie T. Deen** and **Sylvia Taylor Curran Boulter**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Charles E. Walker, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 116, on the Plan of Glencoe Acres, Section I, of record in Book 1835, pages 137 and 138, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
Said Lot No. 116 fronts 96 feet on the northwesterly side of Mimosa Drive and runs back 150.4 feet on the northeasterly line and 162.1 feet on the southwesterly line to a dead line in the rear on which it measures 101.5 feet.

Being the same property conveyed to Leamon M. Taylor and wife, Dorothy Foster Taylor (also known as Dorothy Mae Taylor), by deed dated September 25, 1967, from Robert Fred Butler and wife, Ruby M. Butler, of record in Book 4174, page 402, Register's Office for Davidson County, TN. The said Leamon M. Taylor having predeceased Dorothy Foster Taylor, now also deceased, title is vested in Bettie T. Deen and Sylvia Taylor Curran Boulter by Will of record in Docket #11P1457 in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3370 Mimosa Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of December, 2011.

Estate of Dorothy Mae Taylor

By: Bettie T. Deen
Bettie T. Deen, Executor

Bettie T. Deen
Bettie T. Deen, Individually

Witness my hand this 15 day of December, 2011.

Sylvia Taylor Curran Boulter
Sylvia Taylor Curran Boulter

STATE OF MARYLAND
COUNTY OF Queen Annes

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Bettie T. Deen, Executor of the Estate of Dorothy Mae Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executor of the Estate of Dorothy Mae Taylor, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Bettie T. Deen, as such Executor**.

Witness my hand and official seal at office on this the 14 day of December, 2011.

Judith A. Russell
NOTARY PUBLIC
Queen Anne County
State of Maryland
My Commission Expires
May 20, 2012

Judith A Russell
Notary Public

My Commission Expires:

STATE OF MARYLAND
COUNTY OF Queen Annes

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Bettie T. Deen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office on this the 14 day of December, 2011.

Judith A. Russell
NOTARY PUBLIC
Queen Anne County
State of Maryland
My Commission Expires
May 20, 2012

Judith A Russell
Notary Public

My Commission expires:

STATE OF FLORIDA
COUNTY OF Seminole

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Sylvia Taylor Curran Boulter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office on this the 15th day of December, 2011.

Notary Public

My Commission expires: 9/18/2015

JUAN FERNANDEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE124761
Expires 9/18/2015